

Article XVB

WC – Waterfront Commercial District

§ 280 – Intent

In accordance with the recommendations and policies of the Town of Hamburg 2010 Comprehensive Plan and its Local Waterfront Revitalization Program (LWRP), this district is intended to:

- A. Restrict some areas of the waterfront region of the Town to mostly water dependent and water related or enhanced uses.
 - 1. Provide areas for uses that can take advantage of the waterfront assets and to complement the nature of these areas.
 - 2. Only allow certain non-water dependent uses by Special Use Permit.
- B. Create a transition zone between lakeshore residential areas and the more intensive commercial and industrial districts.
- C. Provide connections to and complement the tourism and recreational features of the waterfront region, and take advantage of the designation of Route 5 as a National Scenic Byway and part of the Seaway Trail System.

§ 280 – Permitted Uses

- A. Uses and structures permitted in the WC district are as follows:
 - 1. Marinas, docks and boatyards.
 - 2. Visitor and conference centers, maritime museums.
 - 3. Hotels and motels.
 - 4. Restaurants.
 - 5. Fishing support facilities.
 - 6. Boat launch facilities; boat rental, sales and services; and boating and diving instruction schools.
 - 7. Other tourism related uses.
 - 8. The following uses by Special Use Permit authorized by the Planning Board (see Article XXXIV):
 - a.) Neighborhood commercial establishments as listed in the NC - Neighborhood Commercial Zoning District (excluding all residential uses).
 - b.) Business and professional offices.
 - c.) Commercial / residential uses (a building consisting of at least 50% of an approved commercial use and the remainder of the building, a residential use).

- d.) Water Dependent Light Industrial Uses (for consideration: allowable uses in the M-1 Zoning District and those in the M-2 Zoning District except truck terminals / dispatch and transfer facilities.
- e.) Nursery schools and day-care facilities.

B. Accessory Uses and Structures

- 1. Unless otherwise specified, accessory uses and structures customarily incidental to permitted principle uses.

§ 280 – Minimum Lot

Unless otherwise provided, the minimum lot size in the WC District shall be as specified in this section:

- A. Lot Area: Lot area will be based on the size of the building, parking requirements and landscaping.
- B. Lot width at the building line: 75 feet.

§ 280 – Lot Coverage

- A. Maximum: 75%.

§ 280 – Maximum Height of Buildings

- A. Unless otherwise provided, the maximum height of principle buildings in the WC District shall be 30 feet.
- B. Accessory buildings shall be limited to 2 stories and 30 feet.

§ 280 – Required Yards

Unless otherwise provided, the minimum required yards and other open spaces in the WC District shall be as specified in this section.

- A. Front yard: 30 feet.
- B. Side yards:
 - 1. Principle buildings: none required, except that:
 - a. Where a side yard is provided, it shall be no less than five feet.
 - b. Where a side yard abuts any R District boundary, it shall be not less than 20 feet or the height of the principle buildings, whichever is greater.

- c. Where a side yard is used for either vehicular ingress or egress, it shall be at least 12 feet.
 - d. Where a side yard is used for vehicular ingress or egress, it shall not be less than 25 feet.
- C. Rear yard:
 - 1. Minimum: 30 feet.

§ 280-86.8 - Off-street Parking and Signs

For applicable off-street parking regulations, see Article XX. For applicable sign regulations, see Article XXIV.

§ 280-86.9 – Supplemental Regulations

For applicable supplemental regulations pertaining to height, area or open space, see Articles XXV through XXVII.

§ 280-86.10 – Landscaping Requirements

Landscaping treatments shall be undertaken as directed by the Planning Board to retain the aesthetically enhanced look and waterfront character of the area.

§ 280-86.11 – Architectural Requirements

Buildings shall not be constructed so as to alter or eliminate significant views of the lake. Building elevation plans must be submitted to the Planning Board which reflect designs that accomplish the aesthetically enhanced look described in the objectives section of this Code, and any applicable zoning overlay requirements.